

November 5, 1986

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER OF 44-46 TEMPLE PLACE

WHEREAS, the proposal submitted by the Massachusetts AFL-CIO Council is a feasible and desirable development proposal which will provide benefits to the community by responsibly rehabilitating the currently abandoned 44-46 Temple Place (the Property); and

WHEREAS, the Massachusetts AFL-CIO Council is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment; and

WHEREAS, the Massachusetts AFL-CIO Council has created the Massachusetts AFL-CIO Council Realty Trust as the entity which will acquire, improve, operate and maintain the property;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Massachusetts AFL-CIO Council Realty Trust be and hereby is finally designated as Redeveloper of 44-46 Temple Place.
2. That the Massachusetts AFL-CIO Council Realty Trust possesses the qualifications and financial resources necessary to acquire and to develop the property in conformity with the Design and Development Guidelines established by the Authority.
3. That disposal of the property by sale is the appropriate method of making the Property available for rehabilitation.
4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and, further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or to minimize damage to the environment.
5. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and to deliver a Land Disposition Agreement and a deed to the Property in the Authority's usual form, including such terms and conditions as the Director deems appropriate and in the best interests of the Authority.

44-46 Temple Place





October 21, 1986

Mr. Stephen Coyle, Director
Boston Redevelopment Authority
One City Hall Plaza
Boston, Massachusetts 02201

RE: 44-46 Temple Place, Boston, MA

Dear Mr. Coyle:

We have been requested by the Massachusetts AFL-CIO Council to confirm the status of certain financing being obtained by the Massachusetts AFL-CIO Council Realty Trust from this Bank in connection with the acquisition and rehabilitation of the above property.

This will confirm that in July of this year a \$962,000 City of Boston Industrial Revenue Bond (Massachusetts AFL-CIO Council Realty Trust - 1986 Issue) was issued and purchased by the Bank, the proceeds of which have been deposited into a Project Fund, held by the Bank as Trustee. The proceeds will be immediately available upon completion of certain final closing requirements outlined in a Closing Agreement dated July 28, 1986, and performance of usual requisition requirements outlined in the Mortgage, Security and Trust Agreement dated as of July 15, 1986, entered into in connection with the issuance of the Industrial Revenue Bond.

We would be happy to supply any further information relating to the above financing that the Board may require.

Very truly yours,

PATRIOT BANK, NATIONAL ASSOCIATION

BY: John J. O'Neil
John J. O'Neil
Senior Vice President

Chap. 314. AN ACT AUTHORIZING THE CITY OF BOSTON
TO SELL OR GIVE CERTAIN LAND ACQUIRED
BY IT TO THE BOSTON REDEVELOPMENT
AUTHORITY.

Be it enacted, etc., as follows:

SECTION 1. Section 4 of chapter 434 of the acts of 1943 is hereby amended by adding at the end the following sentence:--Notwithstanding any provision of this act or any general or special law to the contrary, the chairman, in behalf of the city, may sell without public auction or may grant and convey, without consideration, to the Boston Redevelopment Authority any property acquired by the city by foreclosure of tax titles or acquired under section eighty of chapter sixty of the General Laws.

SECTION 2. This act shall take effect upon its passage.

Approved April 3, 1961.

1985 2 15 PM 1985

DEED

THE CITY OF BOSTON, a municipal corporation in the Commonwealth of Massachusetts, pursuant to Chapter 314, section 1, of the Acts of 1961, does hereby grant, for consideration of Ninety Thousand Six Hundred (\$90,600) Dollars ~~and other valuable consideration~~ to the BOSTON REDEVELOPMENT AUTHORITY, a public body politic and corporate, duly organized and existing pursuant to M.G.L. c. 121B, (Ter. Ed.) as amended, having its usual place of business in Boston, Suffolk County, Commonwealth of Massachusetts, all right, title and interest of the City of Boston acquired under tax lien foreclosure in and to the following-described parcel of land:

Parcel 1: Assessors Parcel 732, numbered 422 Massachusetts Avenue, 2,070 square feet. Land is situated in Block 5, sec. 5, in the Boston Proper District.

For title to the City of Boston, see Land Court No. 59224 T.L., foreclosing February 15, 1983, all rights of redemption.

Parcel 2: 3-11 Washington Street. Land with buildings thereon, located on the southwesterly side and containing about five thousand one hundred sixty-one (5,161) square feet.

Said land is situated in Block A-1, in the Dorchester District, shown on the Boston Assessors' Plans of said City, filed in the office of the Board of Assessors.

For title to the City of Boston, see Land Court No. 48462 T.L., foreclosing March 23, 1978, all rights of redemption.

Parcel 3: Assessors parcel 2130, being numbered 17 Williams Street and supposed to contain about fifteen thousand five hundred ninety-five (15,595) square feet, situated in Ward 9, in the Roxbury District.

For title to the City of Boston, see Land Court No. 67935 T.L., foreclosing October 29, 1984, all rights of redemption.

Parcel 4: Assessors Parcel 4788, 46 Temple Place, containing approximately 1,810 square feet, situated in Ward 3, in the Downtown District.

For title to the City of Boston, see Land Court No. 56513 T.L., foreclosing October 2, 1981, all rights of redemption.

Parcel 5: Assessors Parcel 2455, 1105 Harrison Avenue, containing approximately 2,150 square feet, situated in Block 47, in the Roxbury District, shown on the Boston Assessors' Plans of said City, filed in the office of the Board of Assessors.

For title to the City of Boston, see Land Court No. 67688 T.L., foreclosing June 15, 1984, all rights of redemption.

Parcel 6: Assessors Parcel 248, 640 Tremont Street, containing 12,960 square feet approximately, situated in Ward 9, in the

Roxbury-Madison Park District, shown on the Boston Assessors' Plans of said City, filed in the office of the Board of Assessors.

For title to the City of Boston, see Land Court No. 65330 T.L., foreclosing June 6, 1984, all rights of redemption.

Parcel 7: Assessors Parcel 3155, 2371 Washington Street, containing approximately 2,156 square feet, situated in Ward 9, in the Roxbury-Madison Park District, shown on the Boston Assessors' Plans of said City, filed in the office of the Board of Assessors.

For title of the City of Boston, see Land Court No. 69432 T.L., foreclosing May 13, 1985, all rights of redemption.

Parcel 8: Land with buildings thereon, on the northeasterly side of LaGrange Street, numbered nineteen (19), twenty-one (21), and twenty-one A (21A) in the numbering of said LaGrange Street, between an estate now or formerly of Emilia Genesky (numbered 15) and an estate now or formerly of E. M. Loews, Inc., (numbered 23) and supposed to contain approximately twelve hundred ninety-six (1,296) square feet.

Said land is situated in Block 378 in the City District, shown on the Boston Assessors' Plans of said City, filed in the office of the Board of Assessors.

For title of the City of Boston, see Land Court No. 40828 T.L., foreclosing May 24, 1979, all rights of redemption.

Parcel 9: Land, with the buildings thereon, on the northeasterly side of Fay Street, numbered thirty-two (32) in the numbering of said Fay Street and extending thru to a passageway between an estate or formerly of City of Boston and an estate now or formerly of Esther Stone (numbered 28 Fay Street) and supposed to contain about eight hundred forty-eight (848) square feet.

Said land is situated in Block 555, in the City District, shown on the Boston Assessors' Plans of said City, filed in the office of the Board of Assessors.

For title of the City of Boston, see Land Court No. 34971 T.L., foreclosing November 29, 1972, all rights of redemption.

Parcel 10: ^{40 FAY ST.} About nine hundred fifteen (915) square feet of land on the northeasterly side of Fay Street bounded and described as follows: southwesterly by Fay Street; northwesterly by another estate now or formerly of said Gluzband and another; northeasterly by a passageway; southeasterly by an estate now or formerly of Frank Gluzband.

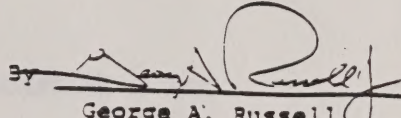
Said land is situated in Block 555, in the City District, shown on the Boston Assessors' Plans of said City, filed in the office of the Board of Assessors.

For title of the City of Boston, see Land Court No. 46379 T.L., foreclosing October 6, 1971, all rights of redemption.

July 17, 1985

IN WITNESS WHEREOF, the City of Boston has caused its corporate seal to be hereto affixed and there presents to be signed in its name and behalf by George A. Russell, its Collector-Treasurer.

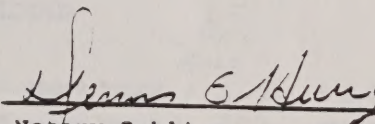
CITY OF BOSTON

By 
George A. Russell
Collector-Treasurer

COMMONWEALTH OF MASSACHUSETTS
SUFFOLK, SS.

BOSTON, July 17, 1985

Then personally appeared the above-named George A. Russell, Collector-Treasurer of the City of Boston and acknowledged the foregoing instrument to be the free act and deed of the City of Boston, before me

 8-2-85
Notary Public
My Commission expires:

137167
CO
CANCELLED
137167

CERTIFICATE OF VOTE

I, the Executive Secretary of the Committee on Foreclosed Real Estate, hereby certify that at a meeting of said Committee which was duly called and held on June 21, 1985 at 11:00 a.m., in Room 811, Boston City Hall, all members of the Committee being present, the vote specified below was passed all of which appears upon the official records of the Committee in my custody:

VOTED: Pursuant to the Authority vested in it by Section 4 of Chapter 43A of the Acts of 1943, as amended, the Committee on Foreclosed Real Estate hereby transfers to the Boston Redevelopment Authority, with the consideration listed below, the following properties:

<u>WARD</u>	<u>PARCEL</u>	<u>LOCATION</u>	<u>DESCRIPTION</u>	<u>CONSIDERATION</u>
BUILDINGS				
3	4901	19-21 LaGrange St.	4 story brick	\$ 5,000
3	4788	46 Temple Place	5 story brick	\$50,000
9	0248	640 Tremont Street	Former Church	\$ 5,000
9	3155	2371 Washington St.	Former Bank	\$ 5,000
14	0778	3-11 Washington St.	1 story brick	\$10,000
LAND				
3	6377	32 Fay Street	848 sq.ft.	
3	6375	40 Fay Street	915 sq.ft.	\$ 1,600
8	2455	1103-1109 Harrison Ave.		
		1s 1105 Harrison Ave.	2,150 sq.ft.	\$ 3,000
9	0732	422 Massachusetts Ave.	2,070 sq.ft.	\$ 3,000
9	2130	17 Williams Street	15,595 sq.ft.	\$ 8,000

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Certificate of Vote

I further certify that the vote was passed at a meeting open to the public, that notice stating the place, date and time of the meeting was filed with the City Clerk, and a copy thereof posted in the office of the City Clerk or on the principal official bulletin board of the City at least 48 hours, including Saturdays, but not Sundays and legal holidays, prior to the time of the meeting and remained so posted at the time of the meeting, that no deliberations or decision in connection with the vote was taken in executive session, and that the official record of the meeting was made available prior to the date hereof and remains available to the public, all in accordance with General Laws, Chapter 39, Section 23B, as amended, and that the vote has not been amended or revoked.

DATED:

24 JUNE 1985

Richard M. Carter
Executive Secretary

M E M O R A N D U M

November 5, 1986

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: SUSAN ALLEN, ASSISTANT DIRECTOR
WILLIAM WHITNEY, DEPUTY DIRECTOR

SUBJECT: FINAL DESIGNATION OF MASSACHUSETTS AFL-CIO COUNCIL
REALTY TRUST FOR THE REHABILITATION OF 44-46 TEMPLE
PLACE

In 1983, the Boston Redevelopment Authority advertised for development interest in 44-46 Temple Place and received six proposals. Allowing developers who previously submitted proposals to update their submissions, as well as to allow other developers wishing to compete to submit proposals, the Authority readvertised on January 22, 1985, requesting letters of interest for the property. On February 12, 1986, the Authority designated the Massachusetts AFL-CIO Council as the tentatively designated developer of 44-46 Temple Place.

The project will be a \$962,000 major rehabilitation effort entailing the provision of new mechanical systems, new vertical transportation, upgraded electrical and plumbing service, a new roof, interior improvements and the complete restoration of the facade including the installation of energy efficient windows which replicate the building's original fenestration.

In addition, the Developer will substantially upgrade and will maintain the pedestrian passageway linking Temple Place to Winter Street. This commitment is particularly important to abutting commercial property owners whose patrons make frequent use of this presently unattractive walkway. The project otherwise will conform with the requirements set forth in the Developer's Kit and will pay a \$400,000 purchase price for the property.

The property was conveyed to the Authority with nine other tax-foreclosed properties on July 19, 1985 (see attached deed). Also attached is a copy of Chapter 314 of the Acts of 1961 which authorized the City to convey any tax-foreclosed property to the Boston Redevelopment Authority, with or without consideration. The votes of the Real Property Board attributed a value of \$50,000 to the Temple Place property. Under longstanding

procedures, however, the City has delayed receipt of any funds until the actual conveyance to the Massachusetts AFL-CIO Council. The Authority has previously authorized the payment to the City of Boston of \$50,000 upon the receipt by the Authority of the disposition proceeds for this parcel.

The Massachusetts AFL-CIO Council has created the Massachusetts AFL-CIO Council Realty Trust as the entity which will acquire, improve, operate and maintain the property.

The Trust has placed construction and permanent financing with Patriot Bank, N.A. through the sale of industrial revenue bonds by the Boston Industrial Development Finance Authority. The sale proceeds are being held in escrow pending a closing with the Authority (see appended letter).

It is recommended, therefore, that the Massachusetts AFL-CIO Council Realty Trust be granted Final Designation as Redeveloper of 44-46 Temple Place and that the Director be authorized to execute a Land Disposition Agreement and a deed for the property.

An appropriate resolution is attached.

